Westminster, CA (Orange)

REO Purchase of Rental Property

1st Trust Deed Investment

CapitalBenefit
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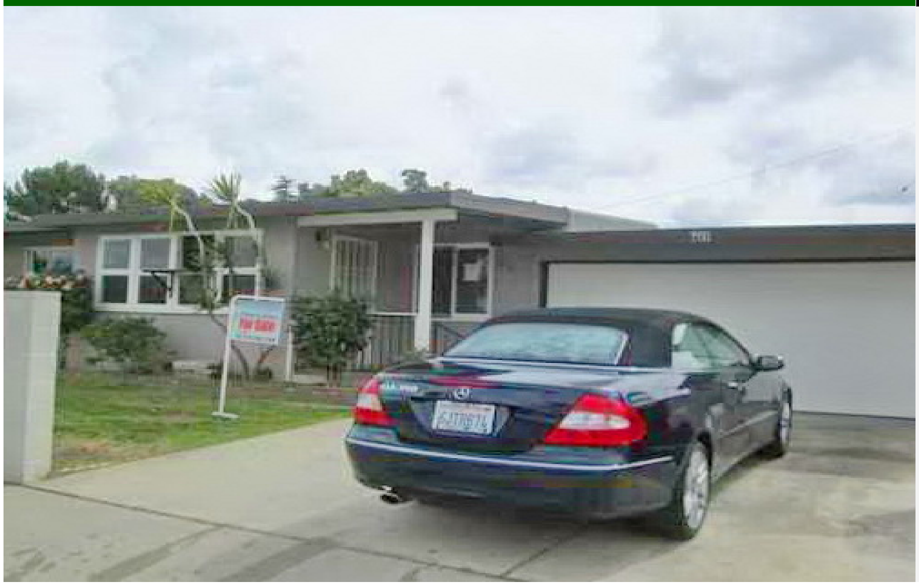
Executive Summary



Property Type	**Single Family**
Occupancy	**Non-Owner**
Loan Amount	**$175,000**
Appraised Value	**$340,000**
Loan-to-Value	**51%**
Protective Equity	**$165,000**
Investor Yield	**10.50%**
Term	**2 Years** (40 due in 2)

Fund directly into insuring Title Company
Your vesting on Note and Deed of Trust

Comments: *Appraisal dated March 10, 2013*

Our borrower is buying this investment property directly from the bank for $35,000 more than the appraised value. She plans to remodel the property to maximize rental potential.

Similar homes rent for about $2,100/month (zillow.com)

In 2005, the previous owner bought the property for $540,000.

Per Appraiser: This property offers 1,516 sq. ft. of living space featuring 3 bedrooms, 1 ½ baths and a 2-car garage on a 6,930 sq. ft. corner lot.

Options: *Available as a multi-beneficiary (partial interest portions)*

Examples of investor returns —

$50,000	partial interest – scheduled monthly income	$444
$100,000	partial interest – scheduled monthly income	$889
$175,000	whole note – scheduled monthly income	$1,555

Loan Servicing: Capital Benefit offers comprehensive loan servicing

Summary Information only – call Marcel Bruetsch at (949) 566-9040 for more information or a complete investor diligence package.

For additional Trust Deed Investments, visit capitalbenefit.com

Available to California investors or all qualified investors.

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